



SHERIFF  
CORPORATION

64,715SF INDUSTRIAL FACILITY  
PRIME OAKVILLE LOCATION

# FOR LEASE



2351 Winston Park Drive offers a 64,715 sf freestanding industrial building with maximum warehouse efficiency.

- 60,965 sf warehouse and 3,750 sf office space
- Situated on 3.11 acres in established business area
- 24' clear height warehouse with 9' office ceiling height
- 800 Amp service
- Multiple truck level docks and drive-in door
- Shipping/receiving with mezzanine office area
- Minutes from QEW, Hwy 403 and Hwy 407

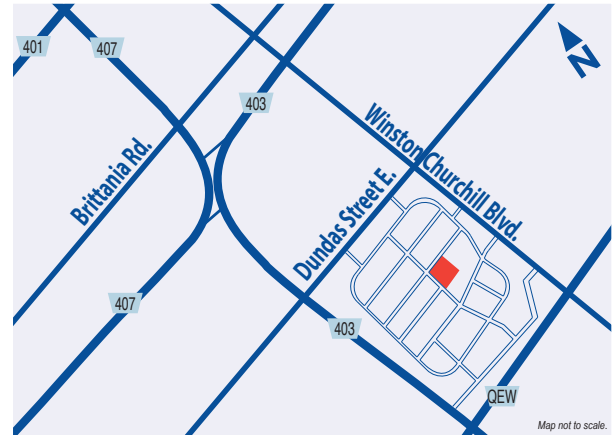
## 2351 WINSTON PARK DRIVE, OAKVILLE



Gottardo Group of Companies  
277 Pennsylvania Ave., Concord, ON L4K 5R9  
Tel: 905-761-7707 Fax: 905-761-6588  
info@gottardogroup.com

# BUILDING SPECIFICATIONS

Lot Size	3.11 Acres
Areas	60,965 sf warehouse + 3,750 sf office (64,715 sf total building)
Exterior Walls	Architectural precast with metal siding warehouse
Existing Power	800 Amp, 600/347V system
Sprinkler System	Wet type class 1 & 3 commodities warehouse
Clear Height	24' clear warehouse, 9' ceiling office
Roof	Single ply EPDM roofing system with R20 insulation factor
Shipping	Truck Level: Six (6) 8'W X 10'H and two (2) 9'W X 10'H steel sectional truck level dock doors each with 45,000lbs hydraulic type dock leveler and 35,000lbs hydraulic type truck resistant Drive-In: One (1) 12'W X 14'H steel sectional drive-in door
Shipping Office	Located at rear of warehouse
Lighting	Metal halide throughout warehouse   2' X 4' fluorescent fixtures in office
Bay Sizes	35' X 36'
Lunchroom	Located on 2nd floor overlooking warehouse over locker rooms
Washrooms	Warehouse: Men's & Women's   Office: Men's & Women's with handicapped access
Parking	69 Spaces
Floors	Warehouse slab: 6" concrete floor   Office slab: 4" concrete floor
Asphalt	Heavy duty (truck & driveway areas)   Light duty (car parking areas)



BROKERS PROTECTED.

Specifications, floor plans & site plan are subject to change without notice.  
E. & O.E.